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Natalia Alward <alwardn@grafton-ma.gov>

41 Church & 14 West Streets - Brigati Village, LLC - Multi-Family Dwellings in RMF Zone

1 message

DebraLeeGeorge@gmail.com via Town of Grafton MA
<cmsmailer@civicplus.com>

Mon, Jul 8, 2019 at 9:33 AM

Reply-To: "DebraLeeGeorge@gmail.com" <cmsmailer@civicplus.com>
To: planningdept@grafton-ma.gov

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Planning Board Public Comment Form

Submitted from the Town of Grafton website on Monday, July 8, 2019 - 9:33am

JUL - 8 2019

Submitted on Monday, July 8, 2019 - 9:33am

Submitted by user: Anonymous

Submitted values are:

**PLANNING BOARD
GRAFTON, MA**

Select a Project: 41 Church & 14 West Streets - Brigati Village, LLC -
Multi-Family Dwellings in RMF Zone

First Name: Debra

Last Name: George

Email Address: DebraLeeGeorge@gmail.com

Street Address: 63 Nottingham Rd

City: Grafton

State: Massachusetts

Public Comment Disclaimer: I have read and understand the Public Comment
Disclaimer.

Comments:

July 8, 2019

EXHIBIT 46

Grafton Planning Board
30 Providence Rd
Grafton MA 01519

Re: SP 2019-2 / SPA. Brigati Village LLC

I oppose granting a special permit for this proposed high density project on the combined properties, both of which are partially zoned R40. It sets a bad precedent to grant a Special Permit for higher density attached units onto an area zoned as low density residential. R40 zoning requires low density development that respects the existing character of the neighboring homes and properties and makes mention of maintaining a semi rural environment. This project does neither.

The proposed project would clear cut two properties and construct 57 two-story apartment units. These two-story apartments are proposed to be sited very close to the existing condos at Bruce Hollow and would be a story taller than the existing condos. The tree line behind the Bruce Hollow condos would be removed and replaced with views of the upper story and rooflines of the attached apartments. Views from the windows of the neighboring condos would be of the sides, backsides and back balconies of the attached apartments. The existing character of the neighboring condo development has not been taken into consideration, and the added noise and loss of privacy would be to the detriment of the Bruce Hollow condo homeowners and their

property values.

Additionally, the traffic study assumed a steady inflow and outflow of the potential 100 plus vehicles that could be exiting and entering the proposed development during commute hours. The traffic study did not take in to consideration the local school schedule or the commuter rail schedule, both of which greatly influence traffic patterns within Grafton.

Sincerely,
Debra George
63 Nottingham Rd
Grafton MA 01519